

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Columbus-Muscogee

State: GA

PJ's Total HOME Allocation Received: \$21,001,072

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
<b>Program Progress:</b>			PJs in State: <b>10</b>				
% of Funds Committed	92.48 %	92.96 %	7	91.92 %	58	55	
% of Funds Disbursed	88.41 %	82.36 %	2	82.65 %	77	73	
Leveraging Ratio for Rental Activities	0.04	3.96	9	4.67	1	1	
% of Completed Rental Disbursements to All Rental Commitments***	76.67 %	75.20 %	8	81.09 %	21	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.80 %	55.50 %	6	68.72 %	25	28	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	69.80 %	66.60 %	7	79.93 %	16	19	
% of 0-30% AMI Renters to All Renters***	53.60 %	32.42 %	3	44.94 %	71	67	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	91.39 %	10	94.87 %	4	4	
<b>Overall Ranking:</b>			In State: <b>7 / 10</b>		Nationally: <b>12 15</b>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$10,845	\$12,865		\$25,717	500 Units	30.00 %	
Homebuyer Unit	\$5,762	\$16,949		\$14,669	1,045 Units	62.70 %	
Homeowner-Rehab Unit	\$24,117	\$27,940		\$20,391	121 Units	7.30 %	
TBRA Unit	\$0	\$1,576		\$3,201	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Columbus-Muscogee GA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$10,953	\$76,575	\$23,933
<b>State:*</b>	\$51,055	\$66,073	\$28,893
<b>National:**</b>	\$91,120	\$73,223	\$23,149

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.8 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	44.6	30.1	25.6	0.0	Single/Non-Elderly:	45.1	30.0	19.0	0.0
Black/African American:	53.8	65.8	73.6	0.0	Elderly:	40.6	1.0	43.0	0.0
Asian:	0.5	0.1	0.0	0.0	Related/Single Parent:	5.0	47.6	9.1	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0	Related/Two Parent:	2.1	13.8	21.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	7.1	7.7	7.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.8	0.0					
Asian/Pacific Islander:	0.0	0.3	0.0	0.0					
<b>ETHNICITY:</b>									
Hispanic	1.1	3.0	0.0	0.0					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	74.4	30.4	55.4	0.0	Section 8:	53.6	0.2 <sup>#</sup>		
2 Persons:	14.2	27.1	27.3	0.0	HOME TBRA:	0.0			
3 Persons:	7.1	23.9	10.7	0.0	Other:	2.6			
4 Persons:	2.6	12.0	4.1	0.0	No Assistance:	43.8			
5 Persons:	1.3	4.6	1.7	0.0					
6 Persons:	0.0	1.3	0.8	0.0					
7 Persons:	0.3	0.7	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				0

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

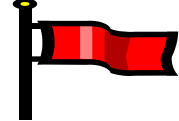
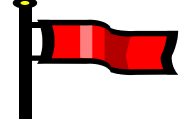
State: GA

Group Rank: 12  
(Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 15  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	76.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	57.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.12	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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